



Kensington Gardens, Billericay CM12 0TZ
£375,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

OPEN HOUSE SATURDAY 4th APRIL 10AM - 1PM BY APPOINTMENT ONLY. GUIDE PRICE £375,000 - £395,000. Situated in the Queens Park area of Billericay which offers easy access to the shops and the most recent opened Aldi supermarket. The schools are in close proximity along with lake meadows, for the train station with a travel time of 35minutes to London Liverpool Street is also only approximately 0.9 of a mile away.

This is an excellent opportunity to purchase a property that you can modernise and put your own personal touches to.

This extended three bedroom link detached does currently have the third box bedroom open to the main room but the wall can easily be reinstated.

The ground floor offers an entrance hallway, cloakroom/w/c, lounge, kitchen and separate dining room or reception room of your choice.

The first floor three bedroom with the third currently open to the main bedroom and a family bathroom.

Externally a private walled rear garden and to the front facing a small greensward, to the side the properties own drive and garage. PLEASE NOTE there is potential to extend above the garage and convert the garage into accommodation SUBJECT TO PLANNING CONSENTS REQUIRED.

Entrance and hallway.

Double glazed entrance door to the hallway that has a suspended ceiling, stairs to the first floor and radiator.

Cloakroomw/c

Close coupled w/c, hand wash basin, suspended ceiling and double glazed window to the side.

Kitchen

13'4 x 10'5

The small extension that was added has increased both the kitchen and the above family bathroom.

There is a range of leather effect fronted wood trim eye level units with back tiling, matching base units and drawers with work tops over. Inset sink, inset gas hob and a built in oven, space for a fridge/freezer and plumbing for a washing machine, suspended ceiling, built in larder/cupboard and a double glazed window and door to the rear.

Dining room/study/reception room

9'9 x 9'1

This room is really versatile, whether a dining room, study or reception room of your choice. Double glazed window to the front and radiator.

Landing

Loft access and a double glazed window to the rear.

Bedroom one open to bedroom three.

11'5 x 9'6

PLEASE NOTE this room for the vendors convenience has been opened up into bedroom three, the door is still in situ and the wall could easily be reinstated to return the third box bedroom. Measurements are shown under bedroom 3.

Three triple fitted mirrored wardrobes to one wall, built in cupboard, two double glazed windows to the front and radiator.

Bedroom two

10'4 x 9'4

A double bedroom with a built in cupboard, radiator and double glazed window to the front.

Bedroom three

8'2 x 6'4

As explained in bedroom one, to reinstate the wall and separate this bedroom again, would be fairly simple. Wood effect laminate flooring, radiator and double glazed window to the rear.

Bathroom

This is larger due to the small two storey extension with a panelled bath taps/shower attachment, close coupled w/c, hand wash basin, walk in shower cubicle, shaver point, radiator and a double glazed window to the rear.

Rear garden

The property offers a private walled rear garden, mainly laid to lawn with a small inset ornamental pond, some planting and a side gate to the front.

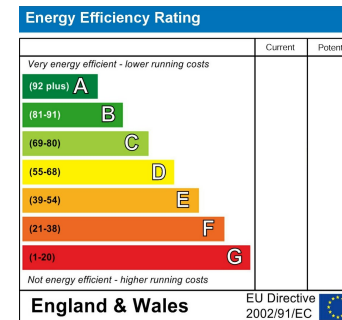
Own drive and garage.

The property benefits from its own drive to a garage with up and over door. PLEASE NOTE there is potential to convert the garage and extend above, subject to consents required.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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